

**MINUTES OF THE PLANNING BOARD MEETING OF MAY 1, 2017  
AT THE JESSE SMITH LIBRARY COMMUNITY ROOM  
SUBJECT TO APPROVAL AT THE NEXT REGULAR MEETING**

**I. CALL TO ORDER:**

**Meeting was called to order at 7:00 p.m., Jeffrey Partington, Chairman, presiding.**

**Members Present:** Jeffrey Partington, Robert Woods, Mark Tremblay, Leo Felice, Bruce Ferreira, Michael Lupis, Dov Pick, Christopher Desjardins and Jeffrey Presbrey.

**Others Present:** Joseph Raymond, Building Official and Christine Langlois, Deputy Planner.

**II. ATTENDANCE REVIEW:**

Mr. Partington acknowledged that all members were present.

**III. ACCEPTANCE OF MINUTES:**

The **minutes of the Planning Board meeting of April 3, 2017** were read. *A motion to accept the minutes, as presented, was made by Mr. Ferreira, seconded by Mr. Pick and carried unanimously.*

**IV. CORRESPONDENCE:**

- Letter to Scott & Jeremiah Adler, developers of Oakland Village, regarding their request reviewed by the Board at the April 3, 2017 meeting;

**V. NEW BUSINESS:**

**Public Hearing on Proposed Amendments to the Burrillville Subdivision & Land Development Regulations, Development Plan Review Regulations to include a new Section 2.13 Solar Energy Systems for Medium-, Large- and Commercial-Scale Installations:** The Board reviewed the proposed amendment and offered one change (*the setback requirement for a solar energy system should meet the building setback requirement of the zoning district.*) Mr. Ferreira mentioned that he has just heard of recent State requirements regarding safety inspections of the facility by the local fire department and requested the Board consider adding language regarding safety issues for fire department personnel.

At this point, the public hearing was opened at 7:12 p.m.

*Mark Krawiec, of MK Leasing,* noted that he is currently investigating an installation for solar energy and that he was informed that the company conducting, and maintaining, the system is responsible for safety inspections of the system.

Having no further comments from the public, *a motion to close the public hearing, at 7:15 p.m., was made by Mr. Ferreira, seconded by Mr. Pick and carried unanimously.*

*A motion was made by Mr. Ferreira to approve the inclusion of language (Section 2.13 Solar Energy Systems for Medium-, Large-, and Commercial-Scale Installations) within the Development Plan Review Regulations of the Town's Subdivision & Land Development Regulations, dealing with the review of solar energy systems, with amendments to include the building setback requirements from the roadway in accordance with the zoning district requirements and to include the requirement that fire safety plans, which have been reviewed and approved by the local fire department, are submitted with the application. The motion received a second from Mr. Tremblay and carried unanimously by the Board.*

**The Dornhecker Plat, Prepared for John D. Vota, Wallum Lake Road, Burrillville; Map 85, Lot 10:** *Minor Preapplication/Concept RRC Plan Review:* Mr. Marc Nyberg, of Marc N. Nyberg Associates, along with Robert & John Vota, applicants, were in attendance to represent the request. Mr. Nyberg presented a plan illustrating a rural residential compound concept for two lots. The current parcel consists of approximately 20 acres, located on the west side of Wallum Lake Road, a short distance from the intersection of Buck Hill Road. The property is proposed to be developed with a private roadway, being 157 feet in length, with a 40' radius cul-de-sac and servicing two house lots. Each lot would contain 5 acres with sufficient access and frontage to the private roadway. The remaining area, which is 10 acres, would be maintained as conservation open space. The drainage, which is minor, will be handled with runoff to the side of the roadway, with a grass swale.

Mr. Presbrey asked Mr. Nyberg to demonstrate how he had arrived at being able to submit a rural residential compound concept. Although he did not have a conventional plan to show the Board this evening, Mr. Nyberg explained that with a conventional plan, the applicants could have constructed a roadway and obtained approximately three lots. *(The Board noted that a conventional subdivision plan had been provided with the application.)* Mr. Presbrey then provided the suggestion that the applicants consider a wide, or T-, turnaround in lieu of the cul-de-sac. Mr. Ferreira stated that he agreed with Mr. Presbrey comment regarding the turnaround. Mr. Presbrey mentioned that a PAP had already been approved prior to this submission. Mr. Nyberg responded that it would have to be updated as two lots are being proposed. He added that a soil evaluation had been conducted on just one lot so additional testing would have to be done for the second lot.

Mr. Tremblay was concerned as to whether there would be sufficient frontage for both lots should the cul-de-sac be changed to a T-turnaround.

Mr. Woods questioned what happens to the conservation open space lot. Mr. Nyberg said that it would be shared by both owners of the two lots.

Being a concept plan, no vote was necessary from the Planning Board.

**MK Leasing, 730 Bronco Highway, Burrillville; Map 213, Lots 3 & 13:** *Major Preapplication/Concept Land Development Plan Review;* Mr. Bruce Hagerman, of Crossman Engineering, and Mr. Mark Krawiec, of MK Leasing, were in attendance to represent the request. The plan represents a request to construct an additional industrial building on an existing lot located on the corner of Bronco Highway and Daniele Drive. There is currently an existing 10,850 square foot building which houses Blackstone Valley Pre-Stain on Lot 3, with asphalt millings around the building for access, loading docks on both sides of the building and the primary driveway into the property off of Bronco Highway. This driveway also provides access to Lot 13, which contains an existing 4,350 square foot building utilized by Krawiec Tree Removal. Lot 13's frontage is along Daniele Drive. An existing detention pond along Bronco Highway in front of the Blackstone Valley Pre-Stain building was constructed when the 10,850 square foot building was built to handle the drainage. The proposal is to construct a new 10,000 square foot building on Lot 3 that will look exactly like the existing building and will be utilized by Blackstone Valley Pre-Stain and for storage. New parking areas will have the same asphalt milling surface, and the existing driveway will be resurfaced with asphalt millings. Stormwater will be controlled through the existing detention pond with a 30-foot drainage easement proposed along the southern property line. The project also

includes new water and sewer services for the proposed building with the new water service being connected to the existing 10,850 square foot building. It also includes new water and sewer services to the 4,350 square foot building on Lot 13. Currently Lot 13 does not have any sanitary facilities. There will be minor grade changes to the site. Referring to the schematic drawings, Mr. Hagerman outlined the building elevations (door sizes, siding) following the design of the existing building.

Chairman Partington pointed out that the Board usually requests some type of element to break up large wall areas, especially buildings that are proposed close to the street. He suggested adding some type of “accent” (windows, etc.) along the roadway side. Mr. Lupis suggested some type of brick accent.

Mr. Pick questioned the height of the proposed building. Mr. Hagerman said the building height is 21 feet.

Mr. Ferreira asked what the primary use of the building would be. Mr. Hagerman said it would be used for storage of materials for Blackstone Valley Pre-Stain. Mr. Krawiec explained that the company stains cedar siding and bundles it for distribution. The finished product would be stored for delivery. He added that a truck, or two, may be parked inside as well. Mr. Ferreira voiced concerns with safety and the side setback.

Mr. Tremblay questioned whether moving the drainage easement would have an impact on the abutting lots; however, it was noted that Mr. Krawiec owns all of the abutting lots.

There was a request to combine the Master-Preliminary plan submission, which was granted by the Planning Board. No vote was necessary as the submission was conceptual.

## **VI. OTHER BUSINESS:**

**Report from Administrative Officer:** The Board reviewed the report from the Administrative Officer for the month of April. They noted that during April, Certificates of Completeness were issued for: *MK Leasing, 730 Bronco Highway, Burrillville (Major Preapplication Land Development)* and *John D. Vota, Wallum Lake Road, Burrillville (Minor Preapplication RRC – 2 lots)*. There were no plans rejected as incomplete and no plans were endorsed.

*A motion to adjourn was then made by Mr. Ferreira at 7:45 p.m. The motion received a second from Mr. Pick and carried unanimously by the Board.*

Recorded by: \_\_\_\_\_  
M. Christine Langlois, Deputy Planner